

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

April 22, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton
Senior Planner

c: Mayor's Office
File
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the April 17, 2014 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

Case:	Z03-050.3	Site Plan Amendment
Applicant:	Laidlaw Properties, LLC	
Address:	136-138 Oakland Avenue & 66 Laidlaw Avenue	
Attorney:	Charles J. Harrington, III, Esq.	
Block:	702	Lots: T.1 & V
Zone:	R-1 One and Two Family Housing District	
For:	Amendment to Final Site Plan Approval to include a 2,000 sq ft roof deck. (Prior Amended Final Approval granted 12/11/07 for expansion of a former 3-story industrial building by 3 additional stories and conversion to 95 residential units and 103 on-site parking spaces and 2/19/12 to eliminate the saw tooth windows and chimney stack)	
Decision:	Approved	

7. Case: Z13-003
Applicant: Alan Cancro
Address: 377-383 Fourth Street
Attorney: Rita McKenna
Block: 11002 Lot: 2, 3,4 &5
Zone: R-1 One and Two Family Housing District
For: Construction of a 5 story, 20 unit building with 7, on-site parking spaces (6 are tandem)
“d” Variance: Use, Height
“c” Variance: Tandem Parking Spaces, Maximum building coverage, Maximum lot coverage, Minimum rear yard setback, Minimum lot depth
Decision: Denied

8. Case: Z14-008
Applicant: Michael Case
Address: 300 5th Street
Attorney: Nicholas J. Cherami, Esq
Block: 11212 Lot: 6
Zone: Harsimus Cove Historic District
For: Construction of a 3-story rear northeast corner addition to a single family house on an undersized lot
“c” Variance: Rear yard setback
Decision: Approved with conditions

Cont. on other side →→

9. Case: Z14-002 Preliminary/Final Major Site Plan
Applicant: Ratan Jersey City, LLC
Address: 707 Tonnele Avenue
Attorney: Robert Verdibello, Esq
Block: 1101 Lot: 10
Zone: HC – Highway Commercial District
For: Construction of a 7-story hotel with 75 onsite parking spaces
“d” Variance: Height
“c” Variance: Parking
Decision: Approved with conditions
10. Case: Z13-037 Preliminary/Final Major Site Plan
Applicant: Miramat, LLC
Address: 3540-8 J.F. Kennedy Boulevard
Attorney: Charles J. Harrington, III, Esq
Block: 1405 Lot: 33-35
Zone: R-1 One and Two Family Housing District
For: Expansion of a single story medical surgical office, on a single lot, to a three story surgical center, on three merged lots with 12 onsite parking spaces. This includes the demolition of 2, 2-family houses on lots 32, 34, and 35
“d” Variance: Use, Height
“c” Variance: Tandem parking, Signage
Decision: Adjourned to May 15, 2014 meeting

11. MEMORIALIZATION OF RESOLUTION

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Subdivision with “c” and “d” variances #Z13-033 submitted by Dharmeskumar R. Patel (149-151 Terrace Ave.) B: 2502 Lot: 38
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances # Z13-027 submitted by Saber Mansour (2770 Kennedy Blvd.) B: 12101 Lot: 18
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances #Z13-021 submitted by Alan Cancro (239 Montgomery St.) B: 14101 Lot: 6
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Perform Band Release #Z02-036 submitted by 667-677 Garfield Avenue Realty, LLC (667-677 Garfield Ave.) B: fka 476 Lot: fka 1, 2,3,29

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON